

# Housing Chapter Task Force

Saint Paul Comprehensive Plan 2008

**5<sup>th</sup>** meeting

March 21, 2007

# Agenda

- Jim Bellus, Chair
- Challenges for developing housing along corridors
  - Archie Givens, Legacy Management
  - Steve Wellington, Wellington Management
- Key City-adopted plans with corridor housing recommendations
  - PED staff, City of St. Paul
- Draft Central Corridor Development Strategy
  - Donna Drummond, PED, City of St. Paul
- University Avenue Community Coalition recommendations
  - John Buzza, MICAH
- **Discussion on corridor housing** (~ 1 hour)
- Next Steps

# Lessons and Challenges

housing along transportation corridors

- Archie Givens, Legacy Management (10 minutes)
- Steve Wellington (10 minutes)

# Why housing along/near corridors?

*A few key reasons...*

*A definition : Key collector/arterial streets with some level of transit service; “along/near ” = within 1/2 - 1/4 mile of these streets*

- More cost-burdened households
  - transportation costs
- More smaller households, more older households
  - “transit-dependency” or
  - “Housing with increased transportation choices”
- Can mean “tolerable density”
- Light-rail transit investment
- Existing City plans & policies support it
- Minimal land left for new housing development
- Higher land values and land assembly costs throughout the city
- More density can increase tax base (and tax base sharing)
- Revitalization of stagnant commercial corridors
- Promote key job-housing links

# Minneapolis “Corridor Housing Strategy”

- Projected population growth
- Neighborhood resistance to density & affordability
- Corridor disinvestment
- Transit developments
- “Main Streets”
- Physically link home, work, shopping, schools and parks
- High quality design can integrate increased density into neighborhoods
- Affordable housing needs to connect to transit and jobs
- Compact, walkable communities consistent with TOD principles
- “Commercial” vs. “Community” corridors

# **Key City-Adopted Plans**

## housing along transportation corridors

### **East Side / Northeast**

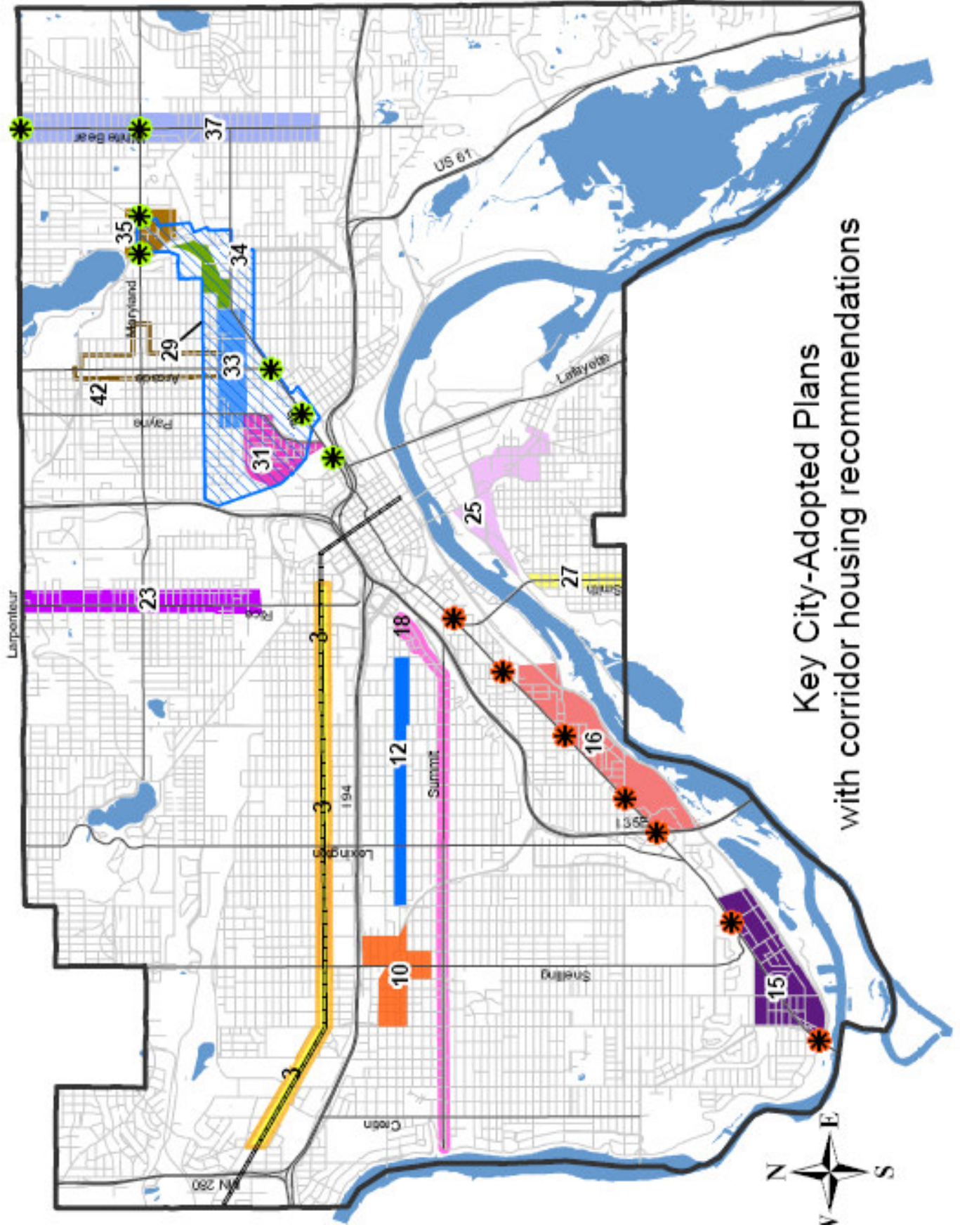
- Rice Street Plan
- Railroad Island Plan
- Arcade Street SAP
- Phalen Corridor Development Strategy
- Phalen Village
- Phalen Middle Section
- Northeast Corridor
- White Bear Ave SAP

### **West / West Side**

- Fort Road Development Strategy
- Brewery-Ran View SAP
- Shepard-Davern Plan
- Selby-Snelling SAP
- Summit Hill Plan
- Selby Ave SAP
- Harriet Island/District del Sol
- Smith Ave

### **University Avenue & Downtown**

Central Corridor Development Strategy



Key City-Adopted Plans  
with corridor housing recommendations

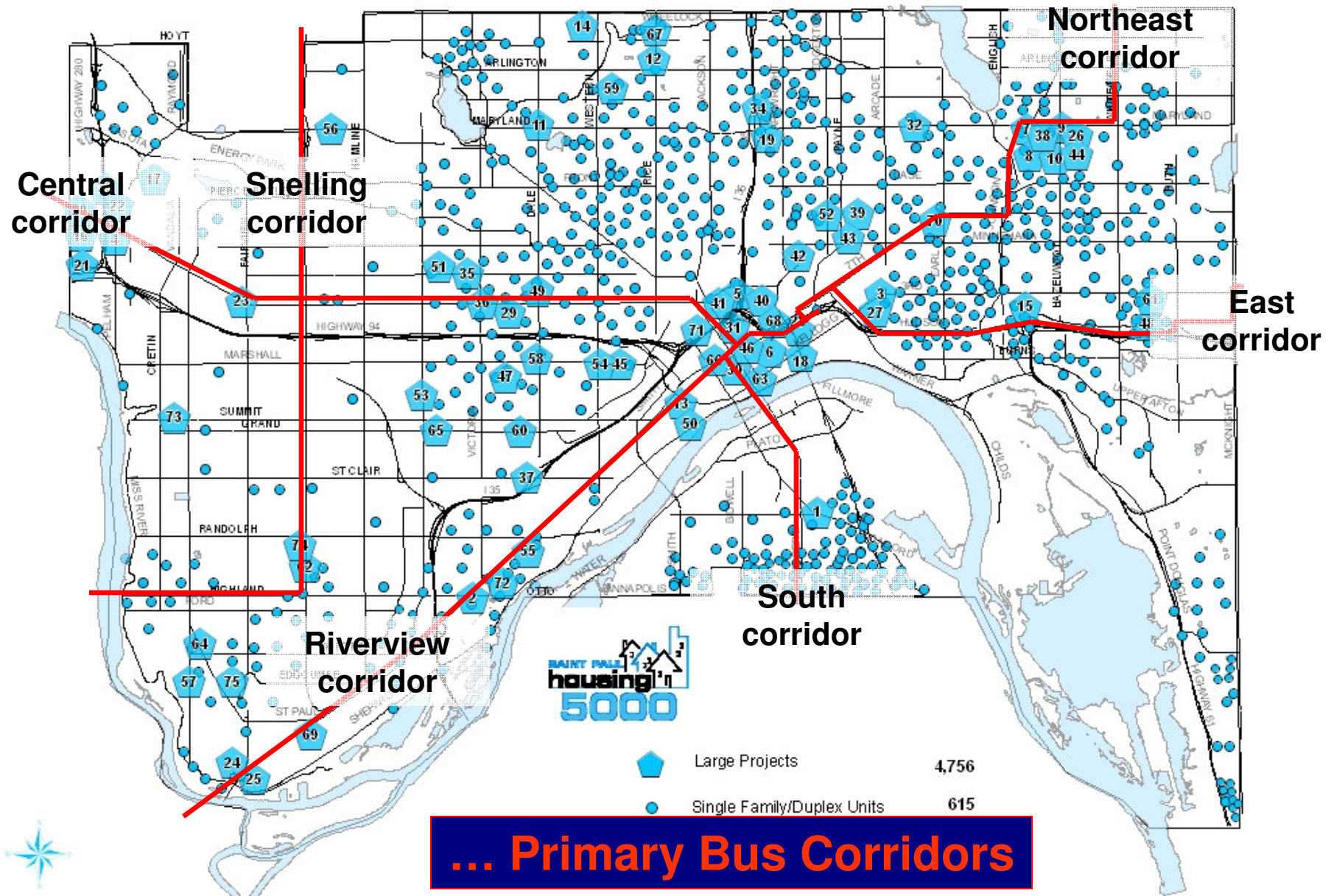
# Key City-Adopted Plans

*what they say...*

- Redevelopment strategies
  - Node development at 20-plus units/acre
  - Rezoning to Traditional Neighborhood district along some corridors (TN)
  - Design guidelines, massing, height minimums/maximums
  - Density ranges (20-35 units/ac)
  - Mix of building types and densities
- Stabilization strategies
  - Infill housing
- Key sites listed in plans:
  - East 7<sup>th</sup>: Hospital Linen, Bates, Maple
  - Payne and E 7<sup>th</sup>
  - Arcade near Maryland and Phalen
  - Twin Cities Roofing, Flower Hut on Rice Street
  - Hillcrest (White Bear Avenue)
  - West of East YMCA
  - Italian Pie Shoppe on Grand
  - Selby: Victoria and Milton
  - Smith and Cherokee
  - West Side Flats/ Concord
  - Randolph/W 7<sup>th</sup>



# Saint Paul Housing 5000 Closed Projects 2002-2005



# ***DRAFT* Central Corridor Development Strategy**

- Presentation by Donna Drummond, PED  
(10 minutes)

# **Joint Housing / Central Corridor Task Force Workgroup**

- Charge of Housing Chapter/Central Corridor  
Housing Finance Workgroup
  - Maureen Warren, Task Force member (5 minutes)

# **Central Corridor Housing Recommendations**

- University Avenue Community Coalition
  - John Buzza (10 minutes)

# Next Steps

- **Meeting topics schedule:**

- **April 18:** Emerging Markets, Senior & Special Needs Hsg
- **May 16:** Building Design & Sustainability
- **June:** Housing Finance (1 or 2 meetings – 6/6, 6/20, 6/27 ?)
- July-September: Staff drafts plan

- **Next meetings**

- **March 28:** Community Comment Meeting (Central Corridor Resource Center, 1080 Univ Ave W, 4-6 PM)
- “Affordable Housing for Low-Moderate Income Households”

Questions? Comments?

